

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

22 October 2020

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2020-574 Application for: Parental Road PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan  
and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated August 31, 2020
2. The original written description dated August 31, 2020
3. The original site plan dated August 31, 2020

Recommended Planning Commission Conditions to the Ordinance:

**Original:**

1. A traffic study shall be provided to determine the operation and safety of the location of the proposed entrance road. If it is determined that vehicles entering the development will interfere with the operation of the signal, an eastbound left turn lane shall be built at the entrance or the entrance shall be moved eastward to a point where it will not interfere with the operation of the signal.
2. There shall be no parking on Parental Home Road

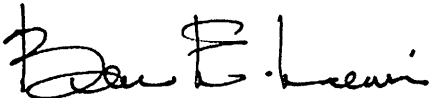
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2020-0574 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 22, 2020**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2020-0574** to Planned Unit Development.

***Location:*** 0 Parental Home Road;  
Northeast Quadrant of Parental Home Road and  
Bowden Road

***Real Estate Numbers:*** 152570-0200

***Current Zoning Districts:*** Commercial Neighborhood (CN)  
Commercial Residential Office (CRO)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Neighborhood Commercial (NC)  
Residential-Institutional-Professional (RPI)

***Proposed Land Use Categories:*** Residential-Institutional-Professional (RPI)  
Conservation (CSV)

***Planning District:*** 3-Southeast

***Applicant/Agent:*** Gregory E. Matovina  
Matovina & Company, LLC  
12443 San Jose Boulevard, Suite 504  
Jacksonville, Florida 32223

***Owner:*** Chris Hionides  
223 S. 9<sup>th</sup> Ave., LLC  
2440 Mayport Road, Suite 7  
Jacksonville, Florida 32233

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

### GENERAL INFORMATION

Application for Planned Unit Development **2020-0287** seeks to rezone approximately 8.58± acres of land from Commercial Neighborhood (CN) and Commercial Residential Office (CRO) to Planned Unit Development (PUD). The rezoning is being sought to allow for a maximum of 50 townhome units.

The need for the PUD arises from the current zoning districts' limitation on multi-family dwellings and minimum lot requirements. Rather, the proposed PUD would allow for specialized lot requirements, modified buffering standards, wetland protection, and the elimination of all other nonresidential uses.

There is also companion Small Scale Land Use Amendment L-5465-20C (**Ordinance 2020-0573**) that seeks to amend a portion the land use on the property from Neighborhood Commercial (NC) and Residential-Institutional-Professional (RPI) to Residential-Institutional-Professional (RPI) and Conversation (CSV).

A previous attempt to rezone the property for the development of 38 townhomes was made via **Ordinance 2018-0255-W**. However, the rezoning was later withdrawn due to contractual disagreements.

### CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

#### STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use Amendment L-5465-20C (**Ordinance 2020-0573**), the subject property will be located in the Residential-Professional-Institutional (RPI) and Conservation (CSV) functional land use categories according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

The subject site is located on the northeast corner of the intersection at Parental Home Road and Bowden Road. Both roadways are collector roads with sidewalks. The site is located in Council

District 4, Planning District 3, and within the boundaries of the Southeast Vision Plan. The site is located within the NC and RPI land use categories, within the Urban Development Area (UA).

According to the Category Descriptions for the Urban Development Areas of the FLUE, the NC land use category is intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. The RPI Future Land Use Category is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Conservation lands (CSV) are areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Development potential in these areas is generally limited to open space, resource and recreational uses.

The portion of the site that is subject to the land use amendment to RPI is 2.84 acres. Pursuant to the requirements of the MDR category in the UA, the maximum development density shall be 20 units per acre, providing a total of 56 units. Additionally, the proposed PUD also contains land already designated as RPI. The proposed PUD caps residential development at 50 units, which is less than the maximum number of units permitted. Further, uses contained with the PUD are consistent with the RPI and CSV land use categories.

The parcel abuts Pottsburg Creek, and the eastern portion of the subject site, approximately 3.94 acres, contains wetlands and is within flood zones. This portion of the subject site is currently designated as RPI, and the applicant is proposing a land use change to CSV in order to preserve the current environmental conditions of that area.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element (FLUE):**

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the

Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letter, 2020-1766, the proposed development shall connect to City water and sewer.

**Objective 3.1**

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the projected growth in the immediate area by providing for a greater variety of housing options for local citizens.

**Objective 6.3**

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to a PUD would allow for residential infill on a traditionally vacant and underutilized parcel at the northeast quadrant of Bowden Road and Parental Home Road. The PUD will also allow for a greater variety of dwelling options—which directly addresses the housing needs of City residents.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Residential-Professional-Institutional (RPI) and Conservation (CSV). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5465-20C (**Ordinance 2020-0573**) that seeks to amend a portion of land on the property from BP to MDR. Nonetheless, Staff finds

the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Mobility #103929.0, CCAS #103929.1, and City Dev # 9978.000 were approved/assessed on July 2m 2020 for Bowden Corners by the Concurrency office. The submittal is for 50 lots and the mobility fee of \$90,918 must be paid in full or on a permit-by-permit basis.

CCAS #103929.1 will need to be converted to a CRC application in order to obtain a Concurrency Reservation Certificate prior to permit sign off by the Concurrency office.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize the subject parcels for a multi-family development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

The proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

**The streetscape:** The internal streetscape of the project contains a vertical cul-de-sac with rear-facing townhomes situated to the west and front-facing townhomes situated to the east.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The site plan and written description does not provide any recreational areas. Rather, the applicant has opted to pay into the City's recreation and open space fee.

**The use of existing and proposed landscaping:** The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville. The applicant has also proposed removing the required buffer along Parental Home Road since the lots will be front facing toward the right-of-way.

**The treatment of pedestrian ways:** Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide bicycle and pedestrian connectivity.

**The use of topography, physical environment, and other natural features:** There are significant wetlands on the eastern portion, which will not be disturbed and provide visual screen for the development.

**The use and variety of building setback lines, separations, and buffering:** The written description indicates the front yard setbacks will be 15 feet for townhomes facing Parental Home Road and 20 feet for all other townhomes. Meanwhile the rear yard setbacks will be 20 feet for townhomes facing Parental Home Road and ten (10) feet for townhomes abutting the conservation area.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Bowden Road.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The proposed development is located along Bowden Road where residential dwellings are the predominate use. Although being developed for multi-family use, the subject site will preserve the residential character of the area and complement the existing multi-family uses to the south.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Property Use</b>
North	RPI	CRO	Catering Business/Wetlands
South	RPI	CRO	Condominiums
East	LDR	RLD-60	Bakery
West	LDR/NC	RLD-60/CRO	Single-Family Dwellings

***(6) Intensity of Development***

The proposed development will consistent with the proposed RPI/CSV functional land use categories. The PUD is appropriate at this location because it will offer alternative housing options for those who are employed in the area.

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer—with existing water and force mains located within the Parental Home Road right-of-way, adjacent to the property. Additionally, in a memo provided by JEA dated June 2, 2020, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate approximately 12,500 gpd.



**School Capacity:**

Based on the Development Standards for impact assessment, the 8.58± acre proposed PUD rezoning has a development potential of 136 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis  
 PUD 2020-0574  
 Development Potential: 50 Multi-Family Units**

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 4 & 5
Elementary	3	8,207	77%	8	79%	755	276
Middle	3	2,364	83%	3	85%	10	246
High	3	4,793	95%	4	89%	27	132
<b>Total New Students</b>				<b>15</b>			

*Total Student Generation Yield: 0.333*

*Elementary: 0.167  
 Middle: 0.073  
 High: 0.093*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate

with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Greenfield ES #222	3	8	592	607	103%	111%
Southside MS #211	3	3	977	868	89%	80%
Englewood HS #90	3	4	1864	1978	106%	101%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 50 dwelling units** – PUD 2020-0574

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject property will have direct access to the

proposed development via Bowden Road. Moreover, the Traffic Engineer reviewed the application and has issued several comments. **Staff supports the Engineer's findings and forwards to you the following:**

- Because of the proximity to the signalized intersection of Parental Home Road and Bowden Road, a traffic study shall be provided to determine the operation and safety of the location of the proposed entrance road. If it is determined that vehicles entering the development will interfere with the operation of the signal, an eastbound left turn lane shall be built at the entrance or the entrance shall be moved eastward to a point where it will not interfere with the operation of the signal.
- There shall be no parking on Parental Home Road

**The application was also forwarded to the Transportation Planning Division on September 17, 2020 for review. As of Friday, October 16, 2020, no comments have been received.**

***(7) Usable open spaces plazas, recreation areas.***

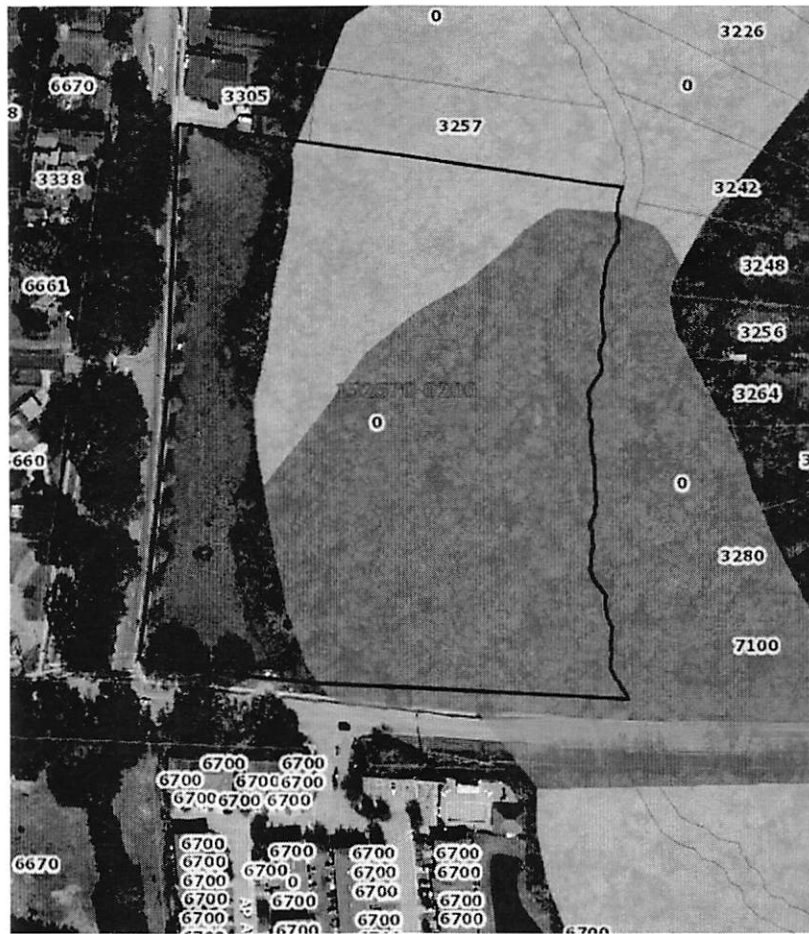
The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identified the presence of Category II wetlands and flood zones on site. A brief review of both impacts are noted below.

**Wetlands:**

Approximately 6.10 acres of the subject site is located within Category II wetlands. The wetlands are located along the entire eastern portion of the property, associated with the Pottsburg Creek floodway. The written description has indicated that any impacts to wetlands will be permissives for in accordance with the rules and regulations of the St. Johns River Water Management District. Nonetheless, if approved, all the wetlands and flood plains on site will have their land use changed to conservation and will be preserved per **Ordinance 2020-0573**.



Wetlands Map

For more information regarding wetlands, please see the attached memo from Community Planning Division.

**Flood Zones:**

Approximately 0.18 of an acre of the subject site is located within the AE flood zone, 0.12 of an acre in the 0.2% annual chance flood hazard area, and 5.07 acres in the AE-Floodway. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. The 0.2% annual chance flood hazard area is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. Areas located within AE-Floodway zones should be left intact as construction and filling within these areas is severely restricted. The PUD site plan should define the floodway area left intact and the uplands area to be developed



Flood Zones Map

For more information regarding flood zones, please see the attached memo from Community Planning Division.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

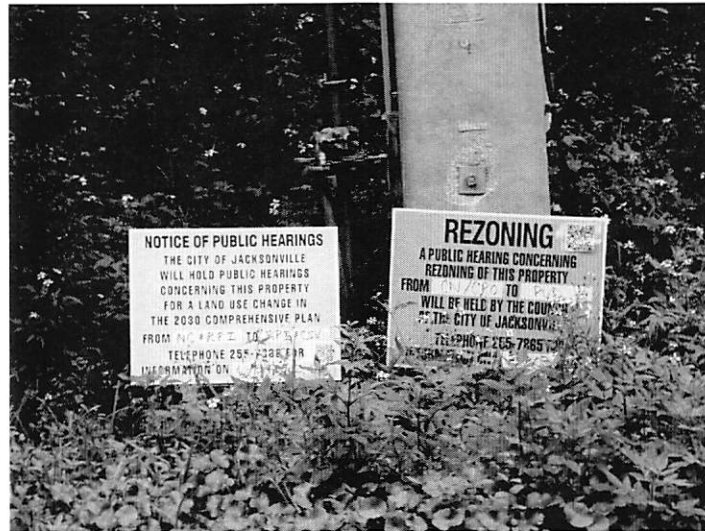
The off-street parking standards will developed in accordance with Part 6 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

The project shall contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **October 12, 2020** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0574** be **APPROVED** with the following exhibits:

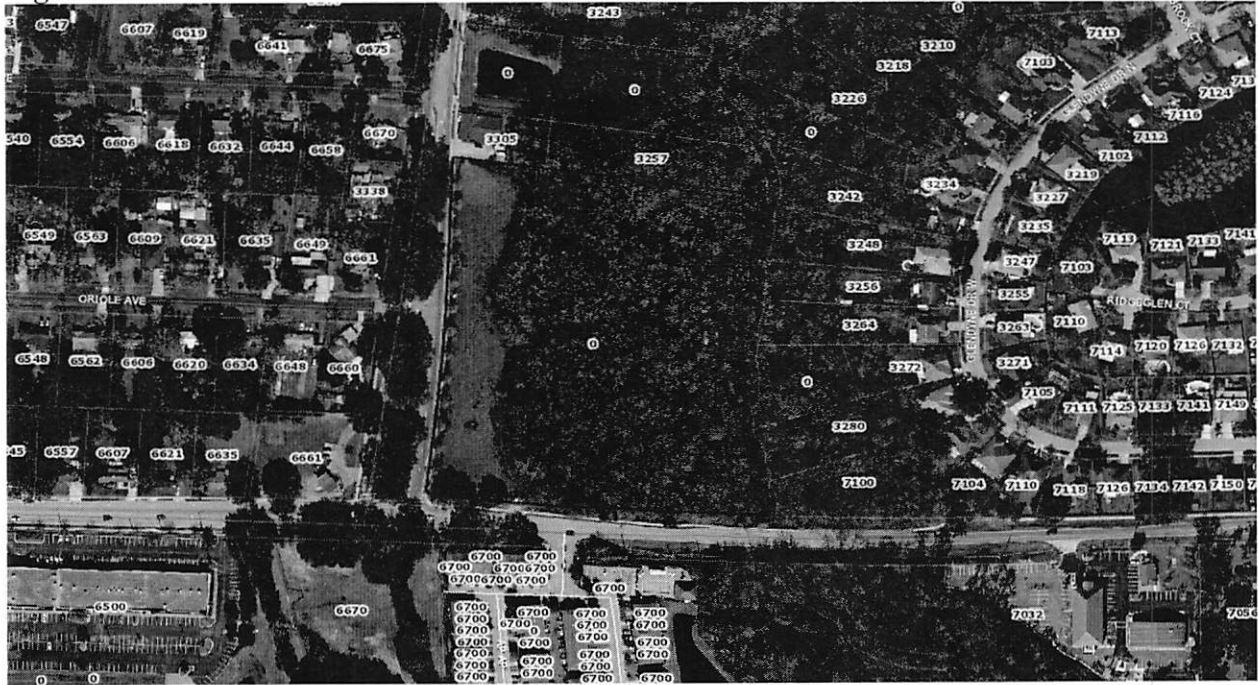
- The original legal description dated August 31, 2020**
- The original written description dated August 31, 2020**
- The original site plan dated August 31, 2020**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0574** be **APPROVED WITH CONDITIONS**.

- 1. A traffic study shall be provided to determine the operation and safety of the location of the proposed entrance road. If it is determined that vehicles entering the development will interfere with the operation of the signal, an eastbound left turn lane shall be built at the entrance or the entrance shall be moved eastward to a point where it will not interfere with the operation of the signal.**
- 2. There shall be no parking on Parental Home Road**



**Figure A:**



Source: Planning & Development Dept, 5/4/20

Aerial view of the subject site and parcel, facing north.

**Figure B:**



Source: Planning & Development Dept, 10/12/20

View of the subject property, facing north on Bowden Road.

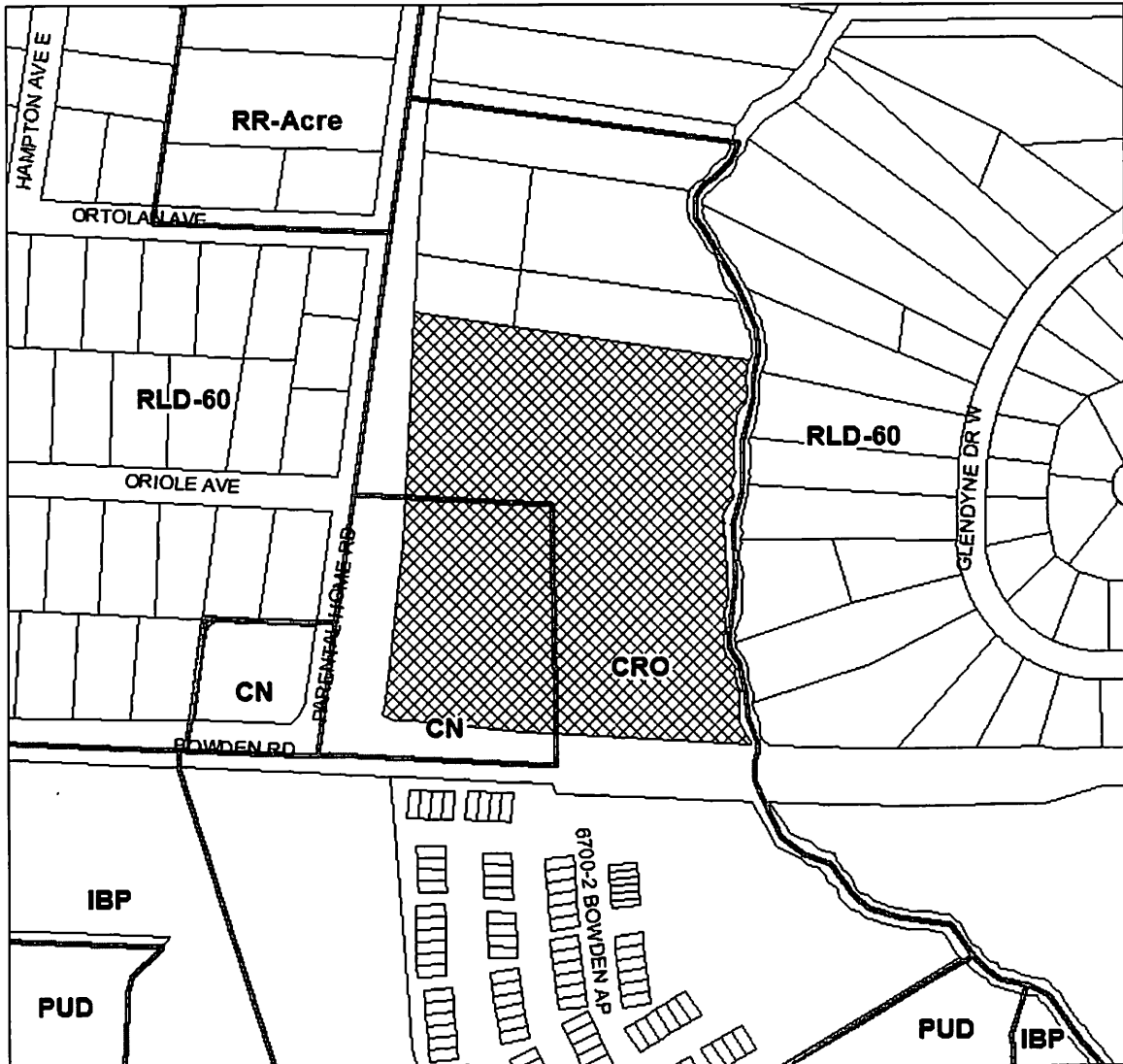
**Figure C:**



**Source: Planning & Development Dept, 10/12/20**

**View of the subject property, facing east on Parental Home Road.**





<p>REQUEST SOUGHT:</p> <p>FROM: CN &amp; CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0574</p>	<p>TRACKING NUMBER</p> <p>T-2020-3031</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

**Application Review Request:** COJ PDD: Baseline Checklist Review  
**Proposed Name:** L-5465-20C Parental Home Rd Bowden Corners PUD Z-3031 Baseline  
**Requested By:** Arimus Wells  
**Due:** 9/25/2020

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
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Englewood HS #90	3	4	1864	1978	106%	101%
		15				
* Does not include ESE & room exclusions						
* Analysis based on <u>maximum</u> dwelling units:		50				

<b>Application Review Request:</b>	<b>COJ PDD:</b>	<b>School Impact Analysis</b>
	<b>Proposed Name:</b>	L-5465-20C Parental Home Rd Bowden Corners PUD
	<b>Requested By:</b>	Arimus Wells
	<b>Due:</b>	9/25/2020
<b>Development Potential:</b>	<b>50</b>	<b>Multi-family residential units</b>

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 4&5
Elementary	3	8,207	77%	8	79%	755	276
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<b>Total New Students</b>				<b>15</b>			
<i>Total Student Generation Yield:</i>		<i>0.333</i>					
<i>Elementary:</i>		<i>0.167</i>					
<i>Middle:</i>		<i>0.073</i>					
<i>High:</i>		<i>0.093</i>					

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2020-0574 **Staff Sign-Off/Date** ATW / 09/01/2020  
**Filing Date** 09/16/2020 **Number of Signs to Post** 7

**Hearing Dates:**

**1st City Council** 09/27/2020 **Planning Commission** 10/22/2020

**Land Use & Zoning** 11/04/2020 **2nd City Council** 11/10/2020

**Neighborhood Association** GREATER HOGAN NEIGHBORHOOD ASSOCIATION

**Neighborhood Action Plan/Corridor Study** NONE

#### Application Info

**Tracking #** 3031 **Application Status** FILED COMPLETE  
**Date Started** 07/29/2020 **Date Submitted** 07/29/2020

#### General Information On Applicant

**Last Name** MATOVINA **First Name** GREGORY **Middle Name** E.

**Company Name**  
 MATOVINA COMPANY

**Mailing Address**  
 12443 SAN JOSE BLVD STE 504

**City** JACKSONVILLE **State** FL **Zip Code** 32223

**Phone** 9042920778 **Fax** 9042929468 **Email** GMATOVINA@MATOVINA.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** HIONIDES **First Name** CHRIS **Middle Name**

**Company/Trust Name**  
 223 S. 9TH AVE., INC.

**Mailing Address**  
 2440 MAYPORT RD SUITE 7

**City** JACKSONVILLE **State** FL **Zip Code** 32233

**Phone** **Fax** **Email**

#### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	152570 0200	4	3	CN	PUD
Map	152570 0200	4	3	CRO	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category****Land Use Category Proposed?** **If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** **Development Number** **Proposed PUD Name** **Justification For Rezoning Application**

TO MAKE PROPERTY CONSISTENT WITH SURROUNDING PROPERTIES

**Location Of Property****General Location****House #**  **Street Name, Type and Direction**  **Zip Code** **Between Streets** **and** **Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F**  Land Use Table
- Exhibit G**  Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** Aerial Photograph.



**Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J**  Other Information as required by the Department (i.e. -\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K**  Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
  - 8.58 Acres @ \$10.00 /acre:** \$90.00
- 3) Plus Notification Costs Per Addressee**  
  - 63 Notifications @ \$7.00 /each:** \$441.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,800.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE

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## Legal Description

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PART OF THE RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH. RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL 1

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PARENTAL HOME ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF BOWDEN ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 08 0 0745" EAST, A DISTANCE OF 82.65 FEET ALONG THE CENTERLINE OF SAID PARENTAL HOME ROAD; THENCE SOUTH 81 049'59" EAST, A DISTANCE OF 105.85 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF SAID PARENTAL HOME ROAD; THENCE NORTH 07 048'26" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 23.90 FEET TO POINT OF CURVATURE; THENCE A NORTHWESTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE IN SAID EASTERLY RIGHT OF WAY LINE OF SAID PARENTAL HOME ROAD (CONCAVE WESTERLY AND HAVING A RADIUS OF 4813.00 FEET) A DISTANCE OF 364.53 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05 0 5736" EAST, 364.44 FEET) TO POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG AND AROUND AN ARC OF SAID CURVE (CONCAVE WESTERLY AND HAVING A RADIUS OF 4813.00 FEET) A DISTANCE OF 97.65 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03 0 1233" EAST, 97.64 FEET) TO A POINT OF TANGENCY; THENCE NORTH 02 0 34'28" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 223.40 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 6068, PAGE 1289 OF SAID COUNTY; THENCE SOUTH 81 0 32'14" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 242.41 FEET TO A POINT; THENCE SOUTH 03 0 25 1 09" EAST, A DISTANCE OF 285.49 FEET; THENCE SOUTH 90 0 00'00" WEST, A DISTANCE OF 272.30 FEET TO THE POINT OF BEGINNING. CONTAINING: 77,384 SQ. FT. / 1.78 ACRES MORE OR LESS.

PART OF THE RICHARD MILL GRANT, SECTION 56, TOWNSHIP 3 SOUTH. RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL 2

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PARENTAL HOME ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE CENTERLINE OF BOWDEN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 08 0 0745" EAST, A DISTANCE OF 82.65 FEET ALONG THE CENTERLINE OF SAID PARENTAL HOME ROAD; THENCE SOUTH 81 0 49' 59" EAST, A DISTANCE OF 105.85 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF SAID PARENTAL HOME ROAD AND THE POINT OF BEGINNING; THENCE NORTH 07 0 48'26" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 23.90 FEET TO POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG AND AROUND AN ARC OF A CURVE IN SAID EASTERLY RIGHT OF WAY LINE OF SAID PARENTAL HOME ROAD (CONCAVE WESTERLY AND HAVING A RADIUS OF 4813.00 FEET) A DISTANCE OF 364.53 FEET, (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05 0 5736" EAST, 364.44 FEET); THENCE DEPARTING

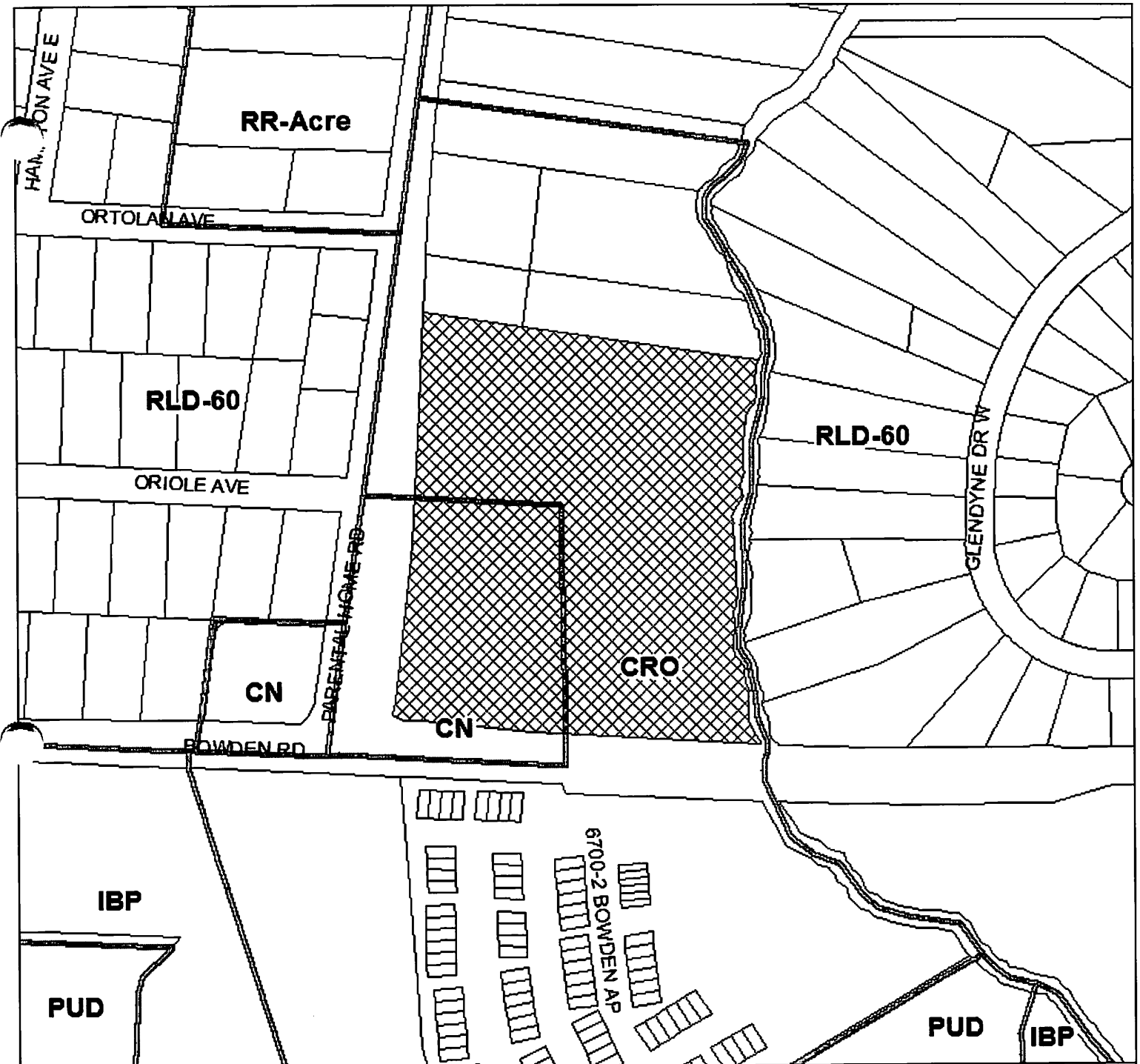
SAID EASTERLY RIGHT OF WAY LINE THENCE NORTH 90 0 00'00" EAST, A DISTANCE OF 272.30 FEET; THENCE SOUTH 03 02'30" EAST, A DISTANCE OF 423.45 FEET TO THE NORTHERLY RIGHT OF LINE OF SAID BOWDEN ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 87 0 30'49" WEST, A DISTANCE OF 93.45 FEET; CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 84 0 37'17" WEST, A DISTANCE OF 1.50 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 83 0 36'15" WEST, A DISTANCE OF 194.94 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 87 0 57'47" WEST, A DISTANCE OF 32.63 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 60 04'34" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 124,432 SQ. FT. / 2.86 ACRES MORE OR LESS.

PART OF THE RICHARD MILL GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PARENTAL HOME ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF BOWDEN ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 08 00'45" EAST, A DISTANCE OF 82.65 FEET ALONG THE CENTERLINE OF SAID PARENTAL HOME ROAD; THENCE SOUTH 81 04'59" EAST, A DISTANCE OF 105.85 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PARENTAL HOME ROAD AND NORTHERLY RIGHT OF WAY LINE OF BOWDEN WIDTH RIGHT OF WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF BOWDEN ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 08 00'45" EAST, A DISTANCE OF 82.65 FEET ALONG THE CENTERLINE OF SAID PARENTAL HOME ROAD; THENCE SOUTH 81 04'59" EAST, A DISTANCE OF 105.85 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF PARENTAL HOME ROAD AND NORTHERLY RIGHT OF WAY LINE OF BOWDEN ROAD; THENCE SOUTH 60 04'34" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BOWDEN ROAD, A DISTANCE OF 20.00 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 87 0 57'47" WEST, A DISTANCE OF 32.63 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 83 0 36'15" EAST, A DISTANCE OF 194.94 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 84 0 3 17" EAST, A DISTANCE OF 1.50 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 87 0 30'49" WEST, A DISTANCE OF 93.45 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE NORTH 03 02'59" WEST, A DISTANCE OF 708.95 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 73 17, PAGE 1092; THENCE ALONG SAID SOUTHERLY LINE SOUTH 81 03'21" EAST, A DISTANCE OF 312 FEET MORE OR LESS TO THE WATERS OF BIG POTTSBURG CREEK; SOUTHWESTERLY ALONG SAID WATERS AND THE NEANDERINGS THEREOF, A DISTANCE OF 738 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE BEARING SOUTH 87 0 30'14" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 87 0 30'14" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BOWDEN ROAD, A DISTANCE OF 367 FEET MORE OR LESS TO THE POINT OF BEGINNING CONTAINING: 171,661 SQ. FT. / 3.94 ACRES MORE OR LESS.

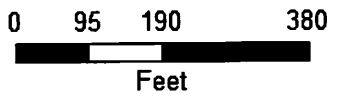
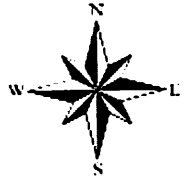
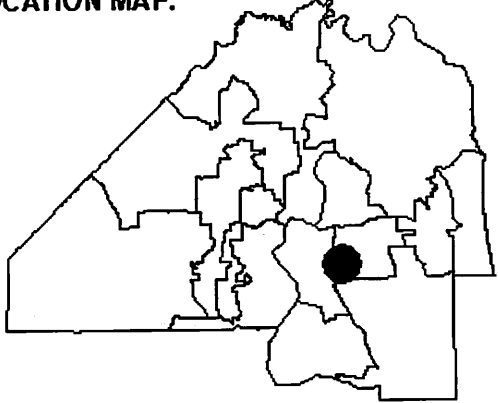




**REQUEST SOUGHT:**

**FROM: CN & CRO**  
**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**4**

**TRACKING NUMBER**

**T-2020-3031**

**EXHIBIT 2**  
**PAGE 1 OF 1**

# Exhibit D

## WRITTEN DESCRIPTION

### BOWDEN CORNERS

AUGUST 31, 2020

#### I. PROJECT DESCRIPTION

A. The owner of the property subject to this rezoning (the "Applicant") proposes to rezone approximately +/-8.58 acres from CN/CRO to a Planned Unit Development ("PUD") to permit development of the subject property as a 50 lot townhome community. This property is currently owned by 223 S. 9<sup>th</sup> Avenue, Inc. The subject property is located in the northeast quadrant of Bowden Road and Parental Home Road. The surrounding properties are zoned CRO to the south across Bowden Road, CN, RLD-60, and RR-Acre to the west across Parental Home Road, and RLD-60 to the north and east. A substantial area designated for Conservation included in the property that lies along the west bank of Pottsburg Creek will be preserved and serve as a buffer for the single-family homes to the east.

The subject property is conveniently located to Southpoint and other nearby employment centers including the St. Vincent's Hospital, shopping, recreation, and other conveniences and will fill a need for moderate priced housing in the area.

- B. Project Engineer: J. Lucas & Associates, Inc.
- C. Project Developer: New Atlantic Builders, Inc.
- D. Current Land Use Category: Neighborhood Commercial (NC) and Residential, Professional, Institutional (RPI)
- E. Current Zoning District: Commercial Neighborhood (CN) and Commercial, Residential, Office (CRO)
- F. Requested Land Use Category: Residential, Professional, Institutional (RPI) and Conservation
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Real Estate Number(s): 152570-0200

#### II. QUANTITATIVE DATA

Total Gross Acreage	8.58	Acres	100 %
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Amount of each different land use by acreage

Single family, detached	0.00	Acres	0.00	%
Total number of units	0	d.u.		
Multiple Family/Townhomes	2.05	Acres	23.89	%
Total number of units	50	d.u.		
Commercial	0	Acres	0	%
Industrial	0	Acres	0	%
Other land use	0	Acres	0	%
Total amount of non-residential floor area	0	sq. ft.	0	%
Active recreation and/or open space	0	Acres	0	%
Passive open space, wetlands, ponds	5.67	Acres	66.09	%
Public and private right-of-way	.86	Acres	10.02	%
Maximum coverage of buildings and structures	224.24	sq. ft.	60	%

### III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This proposed PUD differs from the usual application of the Zoning Code because it includes unique site planning given the limited developable portion of the site and the tight parameters that the wetlands and flood plain provide.

- 1) The PUD requires that the townhomes along Parental Home Road be Traditional Neighborhood Development style with the front facing Parental Home Road. Given the fronts being located along the road, there is no buffer proposed along Parental Home Road and the front yard setback along Parental Home Road proposed is 15'. The existing clusters of Wax Myrtles along Parental Home Road spaced every +/- 50' will be preserved.
- 2) The proposed side yard for the end of each townhome building is 5' with a minimum of 10' between buildings.

3) A 15' buffer is provided along Bowden Road in lieu of the required 20' buffer with the minimum setback for the sides of the 2 town homes along Bowden Road being 20'.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.

A homeowner's association will be formed for the community to provide for the maintenance and operating of the stormwater facilities and the common areas.

C. Justification for the rezoning.

The Subject Property will target residents in the moderate-income range who live, work, and play in this area and will fulfill housing needs that are not currently being met.

D. Phase schedule of construction (include initiation dates and completion dates).

The proposed PUD is expected to begin construction within one (1) year of the approval of the PUD and be completed within five (5) years of that date.

#### **IV. USES AND RESTRICTIONS**

A. Permitted Uses: Attached townhomes.

B. Permissible Uses by Exception: Essential services, including water, sewer, gas, telephone, radio, television, and electric and meeting the performance standards and development criteria set forth in Part 4. Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception: As set forth in Part 4 of the Zoning Code.

D. Permitted Accessory Uses and Structures: Recreation and service facilities exclusively for the use of the residents of the community and their guests.

#### **V. DESIGN GUIDELINES**

A. Lot Requirements:

(1) *Minimum lot area:* 1,440 square feet

(2) *Minimum lot width:* 18'

(3) *Maximum lot coverage per building:* 60% with a maximum impervious surface ratio of 80 %

(4) *Minimum front yard:* Twenty feet (20') from any public right-of-way, provided that the minimum front yard along Parental Home Road shall be 15'. Townhomes constructed along Parental Home Road shall be Traditional Neighborhood Development style. Townhomes constructed along the Conservation Area shall be traditional style with the front facing the street.

(5) *Minimum side yard:* Five feet (5'), ten feet (10') between structures

(6) *Minimum rear yard:* Ten feet (10') for lots along the Conservation Area  
Twenty feet (20') for lots along Parental Home Road

(7) *Maximum height of structures:* Thirty-five feet (35')

C. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

Two (2) off street parking spaces shall be provided for each residential unit.

(2) *Vehicular Access.*

Vehicular access to each townhome shall be by way of Bowden Road substantially as shown by the Site Plan.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by the sidewalks to be constructed in the development as shown by the Site Plan and connected to the existing sidewalks which run along the frontage of the Property on Bowden and Parental Home Roads.

D. Signs:

One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height at the proposed entrance to the development on Bowden Road.

E. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville including compliance with the buffer requirements for uncomplimentary land uses and zoning along the northern boundary and except as follows; 1) a 15' buffer shall be provided along Bowden Road with the minimum setback to the sides of the 2 town home buildings along Bowden Road being 20'; and 2) a buffer is not provided along Parental Home Road since the fronts of these Traditional Neighborhood townhomes will face Parental Home Road.

**F. Recreation and Open Space:**

Per Section 656.420(b), the developer shall pay a recreation and open space fee for 50 lots. There is no recreation area onsite.

**G. Utilities:**

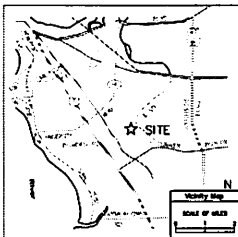
Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**H. Wetlands and flood plain:**

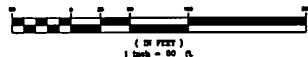
Wetland and flood plain impacts will be permitted according to local, state, and federal requirements. Substantially all the wetlands and flood plain will have their land use changed to conservation and will be preserved.

**VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all the existing and proposed uses within the Property and showing the general layout of the overall Property.



GRAPHIC SCALE



RLD-60

ORIOLE AVE.

PARENTAL HOME ROAD

CN

BOWDEN ROAD

CRO

CRO

POTTSBURG CREEK

\*15' F S B ALONG PARENTAL HOME ROAD

RLD-60

STATISTICAL SUMMARY:

CURRENT ZONING: CN/CRO  
 PROPOSED ZONING: PUD  
 SITE AREA: 8.58 Acres  
 MAXIMUM NUMBER OF LOTS: 50  
 MINIMUM LOT WIDTH: 18 FT  
 MINIMUM LOT SIZE: 1,440 SF  
 DENSITY: 5.83 LOTS PER ACRE  
 MAXIMUM BUILDING COVERAGE: 60%  
 MAXIMUM BUILDING HEIGHT: 35 FT

RESIDENTIAL	2.05 Ac	23.9%	SETBACKS
OPEN SPACE	4.53 Ac	52.8%	20' F S B*
PASSIVE	1.14 Ac	13.3%	5' S S B
ROADS/PARKING	0.86 Ac	10.0%	10' R S B
	8.58 Ac	100%	

J. LUCAS & ASSOCIATES, INC.  
 CONSULTING AND DESIGN ENGINEERS  
 CERTIFICATE OF AUTHORIZATION NO. 3981  
 155 CEDAR STREET - JACKSONVILLE, FL 32202  
 PH: (904) 274-5800 FAX: (904) 296-2434

VERSION	ACAD 20
DRAWN BY	SD
DESIGNED BY	JML
APPROVED BY	JML
DATE	JULY 2020

NO.	REVISION	BY	DATE

PUD SITE PLAN OF THE  
 BOWDEN ROAD TRACT  
 FOR  
 NEW ATLANTIC BUILDERS, INC.

DRAWING NO.  
 1 OF 1  
 JOB NO. 200924  
 FILE 200924

SEAL & SIGNATURE:  
 JAMES M. LUCAS, P.E. 18370

Site Plan  
 August 31, 2020  
 Page 1 of 1

# EXHIBIT F

PUD Name

**Bowden Corners**

## Land Use Table

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Total gross acreage	<b>8.58</b> Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	D.U.	
Multiple family	<b>2.05</b> Acres	<b>23.9</b> %
Total number of dwelling units	<b>50</b> D.U.	
Commercial	Acres	%
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	<b>5.67</b> Acres	<b>66.1</b> %
Public and private right-of-way	<b>0.86</b> Acres	<b>10</b> %
Maximum coverage of buildings and structures	<b>224.24</b> Sq. Ft.	<b>60</b> %



EXHIBIT H

Aerial Photograph

